

PRIME RETAIL UNIT TO LET

963 sq ft [89.46 sq m]

Opportunity to combine neighbouring units offering
up to 2,453 sq ft [227.9 sq m]



UNIT 4 LOW WALK, THE WELLINGTON CENTRE, ALDERSHOT , GU11 1DB

- ▶ **BUSY PITCH ON THE LOW WALK**
- ▶ **NEARBY RETAILERS INCLUDE LIDL, WILKINSONS, AND THE NEWLY OPENED SPORTS DIRECT AND WIMPY FOOD COURT.**
- ▶ **PRIME SHOPPING CENTRE WITH AN AVERAGE FOOTFALL OF 88,000 PER WEEK**
- ▶ **NEW FLEXIBLE LEASE TERMS**

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**Commercial Property
Consultants**

Chartered Surveyors

4 Low Walk, The Wellington Centre, Aldershot, GU11 1DB

LOCATION	The premises occupy a prime location on the Low Walk adjacent to Sportsdirect.com and Wilko, Wimpy food court and Lidl supermarket. The Wellington Centre benefits from an average footfall of approximately 88,000 per week.									
DESCRIPTION	<p>The property is arranged over ground floor sales with an approximate gross internal area of 963 sq ft. [89.46 sq m].</p> <p>The neighbouring units 2 & 3 Low Walk are available which offers a total floor area of 2,453 sq ft [227.9 sq m]. Further details are available upon request.</p>									
TERMS	The premises are available on a new lease for a term of years to be agreed between the parties.									
RENT	£14,500 per annum exclusive.									
SERVICE CHARGE	In addition to the rent a service charge is also payable, details upon application.									
RATES	<p>The current Rateable Value as listed on the Valuation Office Agency website reflects -</p> <table><tr><td>Rateable Value</td><td>-</td><td>£13,000</td></tr><tr><td>Uniform Business Rate</td><td>-</td><td>47.1p/£</td></tr><tr><td>Rates Payable</td><td>-</td><td>£6,123</td></tr></table> <p>These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.</p>	Rateable Value	-	£13,000	Uniform Business Rate	-	47.1p/£	Rates Payable	-	£6,123
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Uniform Business Rate	-	47.1p/£								
Rates Payable	-	£6,123								
LEGAL COSTS	Each party to bear their own legal costs involved in this transaction.									
ENERGY PERFORMANCE RATING	Awaited									
VIEWING	Strictly by appointment, through the joint sole agents									

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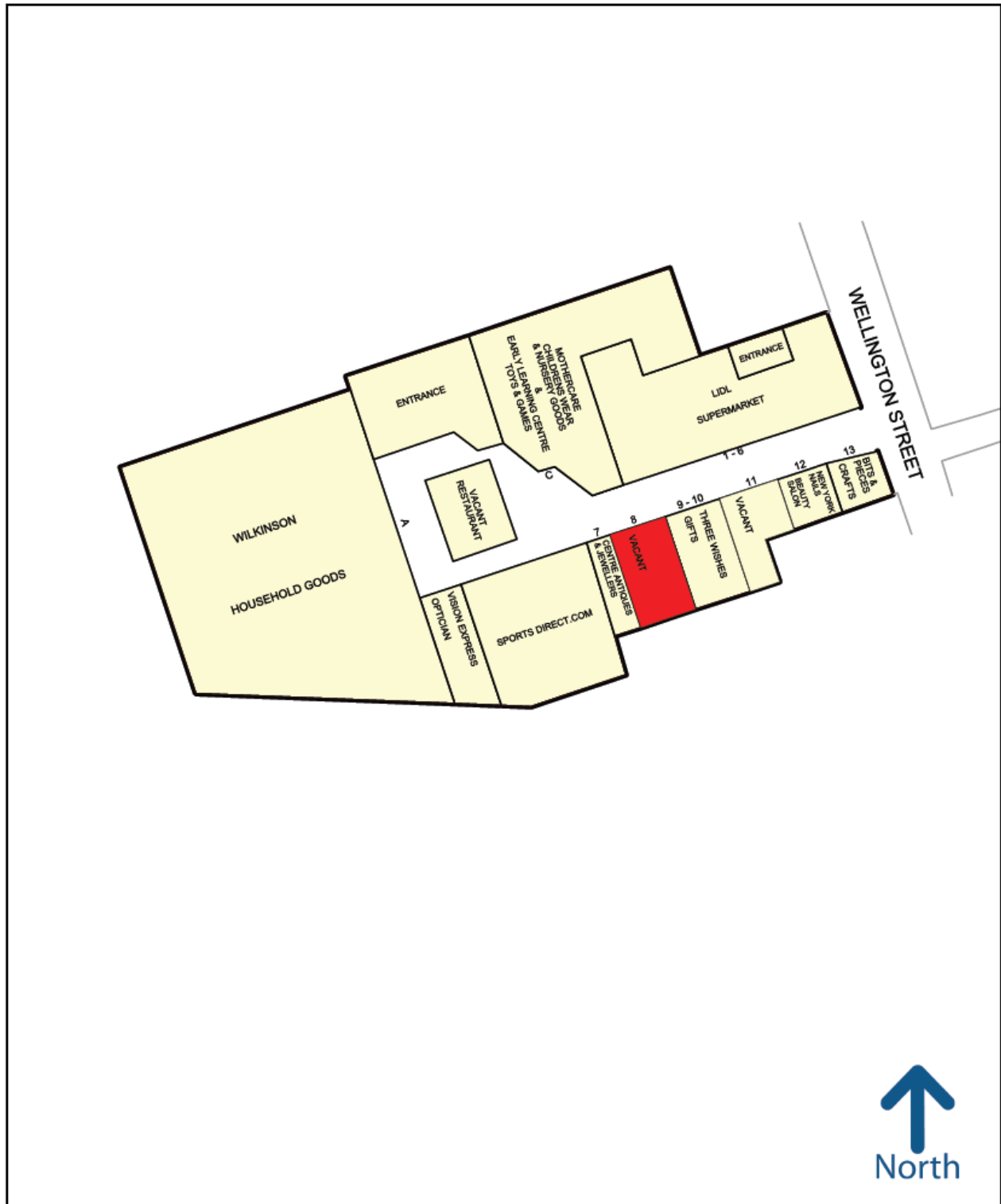


www.thewellingtoncentre.co.uk

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50 metres

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